

July 12, 2024

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 (Securities Code: 8957)

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Notice Concerning Short-Term Debt Financing

Based on the commitment line agreement concluded with three banks, TOKYU REIT, Inc. (“TOKYU REIT”) today announced its decision to undertake short-term debt financing. Brief details are as follows.

1. Debt Financing

(1) Rationale

TOKYU REIT will undertake debt financing for the procurement of part of funds for acquisition of trust beneficiary interest in domestic real estate (Tokyu Bancho Building) (Note 1) and incidental expenses.

(Note 1) For details of the acquisition, please refer to the press release titled, “Notice Concerning Acquisition (Tokyu Bancho Building (Additional Acquisition)) of Trust Beneficiary Interest in Domestic Real Estate and Disposition (REVE Nakameguro (land with leasehold interest)) of Domestic Real Estate” separately announced today.

(2) Details of Debt Financing

Classification	Short-Term Debt (Commitment Line)		
Lender	MUFG Bank, Ltd.	Sumitomo Mitsui Trust Bank, Limited.	Mizuho Bank, Ltd.
Debt Financing Amount	¥2,800 million	¥2,800 million	¥1,400 million
Interest Rate	Yet to be determined (Note 2)		
Borrowing Method	Lump-sum repayment on maturity		
Drawdown Date	July 19, 2024		
Maturity Date	October 21, 2024		
Collateral	Unsecured, unguaranteed		
Financing Fee	None		

(Note 2) The applicable interest rates will be announced as soon as they are determined.

2. Total Debt After Additional Debt Financing

	Debt Balance Prior to Additional Debt Financing (¥ millions)	Debt Balance after Additional Debt Financing (¥ millions)	Change (¥ millions)
Short-Term Debt Financing	-	7,000	+7,000
Long-Term Debt Financing	93,500	93,500	-
Total Debt Financing	93,500	100,500	+7,000
Investment Corporation Bonds	11,000	11,000	-
Interest-Bearing Debt	104,500	111,500	+7,000

3. Others

Regarding the loan repayment risk, there is no change to the “Investment risks” of the latest securities report submitted on April 26, 2024.

This notice may contain forward-looking statements, such as current plans, strategies, and future performance. These forward-looking statements are based on judgments obtained from currently available information. Please be advised that, for a variety of reasons, actual results may differ materially from those discussed in the forward-looking statements. Events that might affect actual results include, but are not limited to, fluctuations of the real estate market in Japan, general conditions of the Japanese economy, competitive pressures and relevant regulations. This notice is a translation of the original document in Japanese and is prepared solely for the convenience of non-Japanese speakers. There is no assurance as to the accuracy of the English translation. The original Japanese notice shall prevail in the event of any discrepancies between the translation and the Japanese original.